

## **Sec 7.10 Crescent District Form-Based Code – Crescent Parke**

### **7.10.7 Building Elements Specifications**

#### **C-1: GU-General Urban Frontage – Office**

**Building Height: 58'-0"**

##### **Front Façade**

Street façades contain an engaged colonnade on the ground floor with windows, glass doorways, and screening grilles throughout. Two entrances are located on the ground floor 50' apart along the east elevation. Pedestrian entrances to parking level P-2 are provided through the vehicular entrance on the west elevation. The main entrance to the building is located at the southeast curved corner. Along the south elevation, a suite entry door is located 2' from the southwest corner and 98' from the main entrance. An additional entrance is located along the east elevation, 50' from the southeast corner. The colonnade is extended along the south elevation to fulfil street frontage requirements as well as to act as a visual screen to the surface parking lot beyond. No blank walls longer than 20 feet occur on the building. No garage or parking structure entrances occur along the south or east elevations.

##### **Windows and Doors**

The ground floor along the east elevation is not greater than 50% clear windows, due to necessary screening of structured parking within the building at levels P1 and P2. These screens will be louvers or grills for ventilation purposes. The entrances on this elevation are recessed less than 3'-0" from the colonnaded façade. The office portion of the ground floor exceeds the 50% clear window requirement, not including the 92' long colonnade extension acting as a screen wall for the surface parking lot. It is assumed that louvers or grills at these screen walls will serve as "building walls" at these elevations. Openings above the first story on all elevations comprise less than 50% of the façade area, are individually recognizable units, and are vertical in proportion.

##### **Secondary Façade:**

Fenestration percentage requirements are maintained along the secondary façades. A pedestrian entrance is located 50' from the Southwest corner along the west elevation.

##### **Roof Design**

Building has a flat roof with a decorative cornice. The roof is enclosed by a 4'-0" parapet. Rooftop HVAC mechanical equipment shall be screened from view on all sides of the building. The mechanical screen will extend 4'-0" higher than the parapets.

#### **C-2, C-3, C-4: Storefront Buildings**

**Building Height: 30'-0"**

##### **Front Façade**

The site for C-2, C-3, and C-4 consists of three mixed-use buildings, with retail at the ground floor and office above. Structured parking is provided at C-2 and C-3, which is recessed into grade along Davis Avenue. Parking is accessible from south entrances which are not facing a public street. Ground floors

are designed with retail storefronts which include inviting windows and doorways. A variety of signage will be provided by individual tenants. Awnings or sunscreens are utilized between the first and second stories. Note: Building heights measured from public street façade.

#### Windows and Doors

70% or more of the storefront/ground floor façade will consist of glass panels and doorways. These glass panels will be clear. Sills of all storefront windows will be no more than 3'-0" above exterior grade. The ground floor openings along the south elevation will be louvers or grills at parking areas at C-2 Buildings #1 and #2, with storefront glass entry. Windows on the second floor on all elevations comprise less than 50% of the façade area, are individually recognizable units, and are vertical in proportion.

#### Secondary façade:

Fenestration percentage requirements are maintained along the secondary facades.

#### Roof Design:

C-2 Buildings #1 and #3 will contain flat roofs with a decorative cornice. These flat roofs will be enclosed by 4'-0" parapets. C-2 Building #2 will contain a pitched roof at a slope of 12:12. All rooftop HVAC mechanical mounted equipment will be screened from view on all sides of the buildings.

#### MU-1 – MU-4: Mixed Use Residential/Retail

##### Building Height: 55'-0"

#### Front Façade

Street facades contain retail storefront on the ground floor. Entrances to retail shops will be located within 50' of each other along the street elevation. These buildings, namely MU-1 and MU-2, will be stepped appropriately to account for grade changes along General Urban Street "B". There are no blank walls longer than 20 feet facing the street. Building walls, notably at corners, will be expressed through height differences and articulated with projections and varied materials. Garage doors are only accessed along the rear elevation, where garages to the residential units are located.

#### Windows and Doors

Greater than 50% of the ground floor façade is comprised of clear storefront windows and doorways. Openings above the first story comprise less than 50% of the total façade area. Windows are individually recognizable units that are vertical in proportion.

#### Secondary Facade

Fenestration percentages are maintained along the secondary facades for MU buildings occurring at a corner (MU-2).

#### Roof Design

Mixed use buildings consist of both flat roofs and pitched roofs. Pitched roofs will have a variety of slopes, ranging between 4:12 to 12:12. Flat roofs have a decorative cornice and a 4'-0" parapet. Rooftop mechanical equipment will be screened.

### Residential Component

#### Building Height

Flat-roof townhomes: 45'-0"

Dormer townhomes: 50'-0"

Two Over Two townhomes: 45'-0"

#### Entrance

All units provide a pedestrian door facing the front lot line which fronts on either a street or open space, with a 4'x 4' front stoop.

#### Accentuation

All entrances will have a transom and projecting overhang or porch. Porches will be provided only on lots where they can be accommodated.

#### First Floor Elevation

The first floor is 3'-0" above the average exterior sidewalk elevation in front of each building.

#### Massing

All buildings are designed to eliminate large areas of unbroken mass. Horizontal and vertical divisions of form, texture and color combine to mimic the visual vitality of Leesburg's Old and Historic District.

#### Fenestration

Front façade of all units exceed window/door requirement of 25%.

#### Roof Design

Roofs are designed as a flat roof with traditional cornice, or with varied pitched roofs at slopes ranging between 4:12 to 12:12. A modification of the dormer requirement for the flat-roofed buildings is included with this submission.

#### Garages

Garages are located in the rear yard, accessed by a rear alley/parking lot.

#### Primary Building Material

The primary building material shall consist of a minimum of 75% of the visible wall materials and may include brick, native stone or synthetic equivalent, wood lap siding, fiber cement siding without faux wood grain finish, or cementitious finish (stucco).

#### Secondary and Trim Material

The secondary and trim material shall comprise no more than 25% of the visible wall materials and shall be of materials listed in Zoning Ordinance Section 7.10.7.A.

#### Glass

Glass will be as clear as possible while meeting applicable energy standards.

#### Roof Materials

Sloped roofs will be composed of asphalt shingles or standing seam metal. Flat roof swill be composed of built up roofing or membrane roofing.

#### Projections

Bay windows shall project no more than 4' from the principal building.